

General Information

Parcel Number 89-14-33-000-101.000-011
Local Parcel Number 14-33-000-101.000-07

Tax ID: 007-00172-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township FRANKLIN TOWNSHIP

District 011 (Local 007) FRANKLIN TOWNSHIP

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 975069-007 FRANKLIN-975069 (007)

Section/Plat 1433000

Location Address (1) 1051 E WALLACE RD FOUNTAIN CITY, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

EATON, DENNIS M
1051 E WALLACE RD
FOUNTAIN CITY, IN 47341

Legal

PT NW SEC 33-15-1 40A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/01/2011 to 01/01/1900.

Notes

12/13/2024 Misc: 2025 GENERAL REVALUATION
8/5/2020 Misc: 2021: GENERAL REVAL

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (40.00), Actual Frontage (0), Developer Discount, Parcel Acreage (40.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.76), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (38.24), Farmland Value (\$86,880), Measured Acreage (38.24), Avg Farmland Value/Acre (2272), Value of Farmland (\$86,880), Classified Total (\$0), Farm / Classified Value (\$86,900), Homesite(s) Value (\$18,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$86,900), CAP 3 Value (\$0), Total Value (\$105,800).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows include various land parcels with their respective attributes.

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1536 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Enclosed Frame	168	\$12,800
Porch, Open Frame	204	\$10,100

**Plumbing**

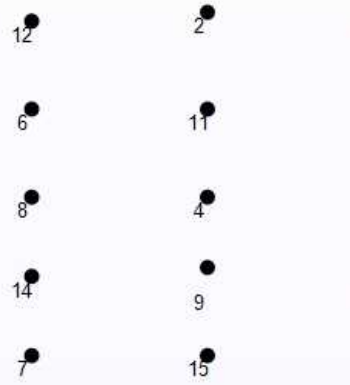
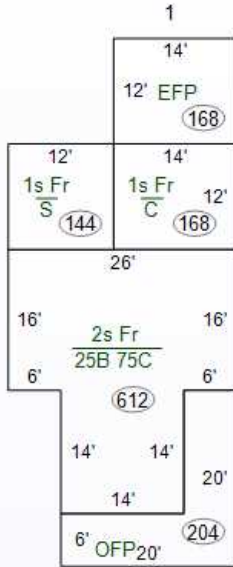
<b>#</b>	<b>TF</b>
<b>Full Bath</b>	1 3
<b>Half Bath</b>	0 0
<b>Kitchen Sinks</b>	1 1
<b>Water Heaters</b>	1 1
<b>Add Fixtures</b>	0 0
<b>Total</b>	3 5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	924	924	\$99,000	
2	1Fr	612	612	\$39,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		153	0	\$17,300	
Crawl		627	0	\$6,400	
Slab		144	0	\$0	

**Total Base** \$162,100

**Adjustments** 1 Row Type Adj. x 1.00 \$162,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$162,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$22,900	\$185,000
Garages (+) 0 sqft	\$0	\$185,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$133,663</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	2	Wood Fr	D+1	1900	1910	115	A		0.85		1,689 sqft	\$133,663	50%	\$66,830	0%	100%	1.210	1.000	100.00	0.00	0.00	\$80,900
2: Barn, Pole (T3)	1	T3AW	C	1900	1900	125	A	\$18.29	0.85		32' x 46' x 12'	\$22,255	65%	\$7,790	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,800
3: Lean-to	1	Earth Flo	C	1953	1953	72	VP	\$5.58	0.85		20'x24' x 10'	\$2,277	85%	\$340	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
4: Lean-to	1	Earth Flo	C	1961	1961	64	VP	\$4.69	0.85		22'x42' x 8'	\$3,684	85%	\$550	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
5: Lean-to	1	Earth Flo	C	1961	1961	64	VP	\$4.69	0.85		20'x36' x 8'	\$2,870	85%	\$430	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
6: Milk House	1	D	D	1957	1957	68	VP	\$35.14	0.85		12'x14'	\$4,014	85%	\$600	75%	100%	1.000	1.000	0.00	0.00	100.00	\$200
7: Silo	1	Concrete	D	1958	1958	67	VP		0.85		10' x 30'	\$6,460	85%	\$970	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
8: Silo	1	Concrete	C	1961	1961	64	VP		0.85		12' x 42'	\$13,175	85%	\$1,980	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
9: Steel Grain Bin	1		C	1970	1970	55	A		0.85		24' x 18'	\$18,717	65%	\$6,550	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,600
10: Steel Grain Bin	1		C	1970	1970	55	A		0.85		24' x 18'	\$18,717	65%	\$6,550	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,600
11: Type 2 Barn	2		D	1920	1920	105	F	\$68.63	0.85		24' x 36' x 16'	\$37,793	70%	\$11,340	50%	100%	1.000	1.000	0.00	0.00	100.00	\$5,700

**Total all pages** \$119,400

**Total supplemental page** \$11,100

**Total this page** \$108,300

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
12: Type 3 Barn	1	T3AW	C	1960	1960	65 A	\$23.44	0.85		20' x 28' x 12'	\$10,743	65%	\$3,760	0%	100%	1.000	1.000	0.00	100.00	0.00	\$3,800
13: Type 3 Barn	1	T31SO	C	1961	1961	64 A	\$14.64	0.85		34' x 60' x 10'	\$18,558	65%	\$6,500	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,500
14: Utility Shed	1		D	1910	1910	115 P	\$26.02	0.85	\$17.69	8'x8'	\$1,132	80%	\$230	0%	100%	1.210	1.000	0.00	100.00	0.00	\$300
15: Utility Shed	1		C	1900	1900	125 P	\$21.97	0.85	\$18.67	10'x12'	\$2,241	80%	\$450	0%	100%	1.210	1.000	0.00	100.00	0.00	\$500

